

Planning Commission Meeting Minutes

Monday, September 9, 2025

7:00 p.m.

Chairman Pam Shellenberger called the meeting to order on Monday, September 9, 2025 at 7:00 p.m. Chairman Shellenberger led those in attendance in the Pledge of Allegiance to the Flag and introduced the Board.

Members Present: Pam Shellenberger, Martin Peak, Dan Fisher, Josh Wenzel, Joe Hrapchak
Members Absent: Keith Hoover, Jarred Texter
Staff Present: Nate Taggart, Adrienne Kautz, Ryan Strohecker
Visitors Present: See Attached Sign In Sheet

Approve the Meeting Minutes from the June 9, 2025 – Chairman Shellenberger entertained a motion to approve the August 11, 2025 Planning Commission meeting minutes. Martin Peak made a motion to approve, Josh Wenzel seconded the motion, and it carried unanimously.

New Business

Briefing Item-Final Phase 1 Subdivision and Land Development Plan for Legacy Crossing – The applicant is proposing to subdivide the parent tract into the Phase 1 portion of the project. Phase 1 consists of 76 duplex units and 61 single-family units. The property is located at 289 Donerville Road, Lancaster PA 17603. The property is being reviewed under the High-Density Residential Flex Zoning.

Craig Smith, of RGS Associates, presented the project to the board. Phase 1 consists of a mix of single-family homes and two types of duplexes. There will be a main entrance to the community from Donerville Road. Stone Mill Road and St. George's will be public streets. The remainder of the streets within the community will be private and maintained and owned by the Homeowners Association.

In Rettew's letter dated September 2, 2025 there are two items that need to be addressed. Mr. Smith stated that they are working on the Highway Occupancy Permit for Phase 1 of the project.

Jim Stauffer, of 365 Weaver Road, brought up concerns regarding the Stormwater that was going to be placed on his property.

Martin Peak made a motion to move the Final Phase 1 Subdivision and Land Development Plan for Legacy Crossing from a briefing to an action item. Dan Fisher seconded the motion, and the motion carried unanimously.

Martin Peak made a motion to recommend to the Board of Supervisors to conditionally approve the Final Phase 1 Subdivision and Land Development Plan for Legacy Crossing subject to the Rettew review letter dated September 2, 2025 being fully addressed and with an exhibit profile showing that the daylight from the basin to Jim Stauffers outlet point cannot be achieved due to the typography. Josh Wenzel seconded the motion, and the motion passed unanimously.

Proposed Zoning Ordinance Text Amendment

Mr. Strohecker stated that he believes that we are the first municipality in Lancaster with any kind of formal regulations on Data Centers.

There was a brief discussion between the Planning Commission members and Mr. Strohecker regarding the Data Centers.

Mrs. Shellenberger asked why schools were being added in the R1-Residential Flex.

Mr. Strohecker stated that the Township has heard about a potential development that could affect schools that could be moved into the Township.

Mr. Taggart stated that the Ordinance regarding Accessory Solar Systems would help our residents and local farmers by allowing them to install roof mounted solar panels on existing structures without having to go to the Zoning Hearing Board.

Mr. Fisher inquired about roadside stands and asked whether this change would apply to new ones in the Rural Zone. Mr. Taggart stated that this would be for new ones.

Josh Wenzel made a motion to recommend approval of the Zoning Text Amendment as proposed to the Board of Supervisors with the change of a word (joining) and noting a review of the signage requirements for the roadside stands. Martin Peak seconded, and the motion carried unanimously.

Public comment:

No Public Comment

Adjourn

With no further business to discuss, Martin Peak motioned to adjourn the meeting. The meeting adjourned at 8:10 p.m.

Respectfully Submitted,

Keith Hoover
Secretary

Recording Secretary, Adrienne Kautz